



## March Minutes

Thursday, March 4, 2021; 7:00 p.m.

The March meeting of the Historic Preservation Commission was held on Thursday, March 4, 2021. Due to the State of Emergency and to adhere to social distancing measures, the meeting was not held at 3430 Court House Drive, Ellicott City, but was conducted as a virtual web meeting/conference call.

No one registered or otherwise contacted the Commission about testifying for any of the following applications.

Ms. Holmes made a few technical corrections to the minutes. Ms. Zoren moved to approve the February 4, 2021 minutes. Mr. Roth seconded. The motion was unanimously approved.

Members present: Allan Shad, Chair; Eileen Tennor, Vice-Chair; Drew Roth, Secretary; Bruno Reich; Erica Zoren

Staff present: Beth Burgess, Samantha Holmes, Lewis Taylor

### PLAN FOR APPROVAL

#### **Regular Agenda**

1. HPC-19-21c, MA-19-33c, MA-19-48c – 8472 Hill Street, Ellicott City
2. HPC-21-05 – 3774 Old Columbia Pike, Ellicott City
3. HPC-21-06 - 8328 Court Avenue, Ellicott City
4. HPC-21-07 - 3725 Park Avenue/8324 Court Avenue, Ellicott City
5. HPC-21-08 – 9140 Washington Street, Savage, HO-219

#### **OTHER BUSINESS**

1. Section 106 Review - EBI Project #6121000270, 2179 Warwick Way, Marriottsville

## REGULAR AGENDA

### **HPC-19-21c, MA-19-33c, MA-19-48c – 8472 Hill Street, Ellicott City**

Applicant: Greg Busch

**Request:** The Applicant, Greg Busch, requests Final Tax Credit approval for repairs made at 8472 Hill Street, Ellicott City.

**Background and Site Description:** This property is located in the Ellicott City Historic District. According to SDAT, the building on the property dates to 1872. The Applicant was pre-approved for tax credits in the following cases:

- 1) HPC-19-21c – Renovation of the front brick stoop and knee walls, replacement with gray granite steps and repairing damaged stucco.
- 2) MA-19-33c – Replace rotten wood on the porch.
- 3) MA-19-48c – Repaint stucco on house to match existing color.

**Scope of Work:** The application states that \$19,616.43 was spent on repairs to the house. The Applicant seeks \$4,904.11 in final tax credits. The documentation provided shows that checks in the amount of \$17,150 were written to Straight Forward Home Improvement, but the estimates provided only show work proposed to cost \$12,050. The Applicant indicated via email to staff that there were change orders required, which increased the cost of the work and the contractor was unable to access those invoices to provide to the Applicant. The Applicant has instead provided a signed statement from the homeowner and contractor verifying the cost of the work and all payments made.

The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

**Staff Recommendation to the HPC:** Staff recommends the HPC approve the final tax credit as submitted for \$4,904.11 in final tax credits.

**Testimony:** Mr. Shad swore in Greg Busch. Mr. Shad asked if Mr. Busch had any comments on the staff report. Mr. Busch had no additional comments. Ms. Tennor stated the documentation supported the tax credit application. The other Commission members agreed and had no questions.

**Motion:** Ms. Tennor moved to approve the application as submitted for a final tax credit in the amount of \$4,904.11. Mr. Reich seconded. The motion was unanimously approved.

**HPC-21-05 – 3774 Old Columbia Pike, Ellicott City**

Applicant: Jason Manelli

**Request:** The Applicant, Jason Manelli, request a Certificate of Approval to install a fence at 3774 Old Columbia Pike, Ellicott City.

**Background and Site Description:** This property is located in the Ellicott City Historic District. According to SDAT, the building on the property dates to 1899.

The property is located on Old Columbia Pike, but also backs up to Parking Lot D.

**Scope of Work:** The Applicant proposes to construct a 4-foot tall wooden picket fence, painted white, along the rear and sides of the property facing Parking Lot D.

The fence would have the dog-eared profile and be constructed of pressure treated lumber. There would be two single gates at two different locations in the fence line, as shown in the plan in Figure 2.



Figure 1 - Property location.

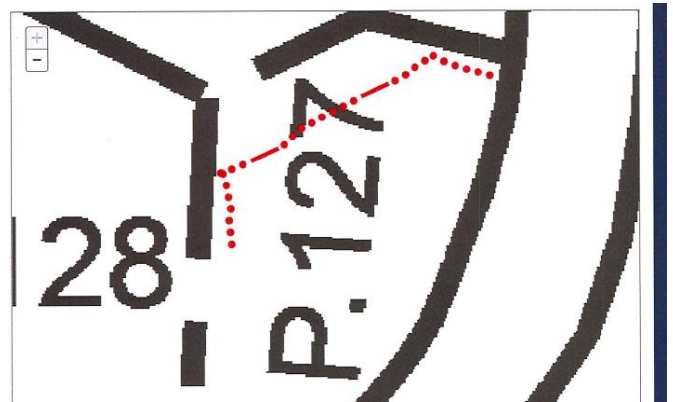


Figure 2 - Dotted line shows fence location and solid line shows gate locations.



Figure 3 - White dotted line shows approximate fence location.



Figure 4 - Proposed dog-eared fence style, fence to be painted white.

## HPC Review Criteria and Recommendations:

### **Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways**

- 1) Chapter 9.D recommends, *"Install open fencing, generally not more than five feet high, of wood or dark metal. Use closed wood fences only for side and rear yards in areas where a precedent exists. Construct closed wood fences of painted vertical boards, with straight or angled rather than scalloped tops."*

The proposed fence style, consisting of a painted picket fence, complies with the Guideline recommendations. There is also a precedent for picket fences in the direct vicinity. There is a white picket fence at the rear of 3748 Old Columbia Pike facing Parking Lot D (across the Roussey Lane Parking Lot D exit).

Hardwood is typically better suited for painting, rather than pressure treated wood. In October 2020, the Commission approved the construction of a pressure treated fence to be stained and last month approved the construction of an oak fence to be painted white.

**Staff Recommendation to the HPC:** Staff recommends the HPC approve the fence design and location as submitted, but determine if the pressure treated wood is appropriate for painting. If determined to be appropriate, staff recommends the HPC approve the use of pressure treated wood to be painted white.

**Testimony:** Mr. Shad swore in Jason Manelli. Mr. Shad asked if Mr. Manelli had any comments on the staff report. Mr. Manelli explained they were proposing the wood type recommended by the contractor. The Commission did not have any questions and found the picket fence was appropriate in this location. Mr. Reich recommend using a treated wood, which would last the longest. He said that using a solid white stain is the most appropriate treatment for the pressure treated wood. Ms. Zoren said the white color compliments the white wood trim on the house. Mr. Shad asked if the posts were square top. Mr. Manelli said the tops will be crowned.

**Motion:** Ms. Tennor moved to approve as submitted with the use of a solid white stain on the pressure treated wood. Mr. Roth seconded. The motion was unanimously approved.

### **HPC-21-06 – 8328 Court Avenue, Ellicott City**

Applicant: Shawn Gladden, Howard County Historical Society

**Request:** The Applicant, Shawn Gladden, requests a Certificate of Approval to install a sign at 8328 Court Avenue, Ellicott City.

**Background and Site Description:** This property is located in the Ellicott City Historic District. According to SDAT the building on the property dates to 1899. The building is also listed on the Howard County Historic Sites Inventory as HO-50, the First Presbyterian Church, now the Howard County Historical Society. The Inventory form notes the church "was begun in Ellicott City in 1842 and finished in 1844. A need for space once again forced the church to make changes in 1893, but this time they decided to renovate and enlarge their sanctuary. During excavations in the basement in April the front of the building collapsed. Architect George Archer of Baltimore was called upon for a consultation and it was decided to pull down the walls and rebuild from scratch...The church was essentially complete for its dedication on the 23rd of December 1893."



The sign shown in Figure 5 below appears to have been replaced by the sign shown in Figure 6. The sign in Figure 6 was not approved by the HPC and will require retroactive approval. This application is not for the retroactive approval of this sign; however, the Commission has typically required outstanding issues be resolved prior to approving new alterations.

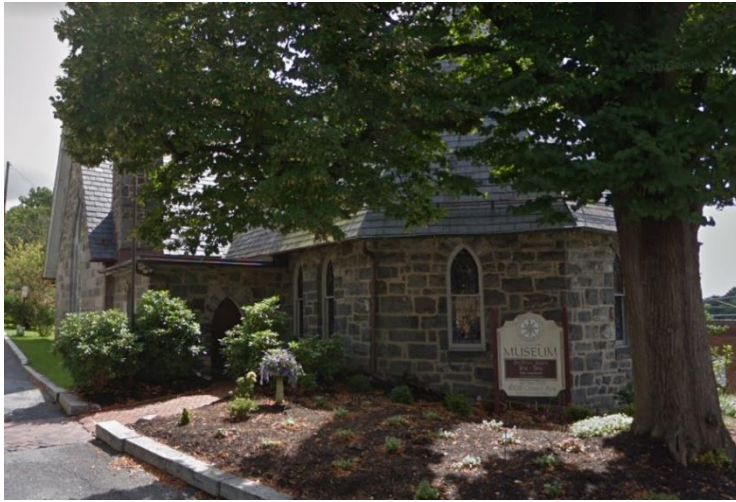


Figure 5 - Google Streetview August 2018

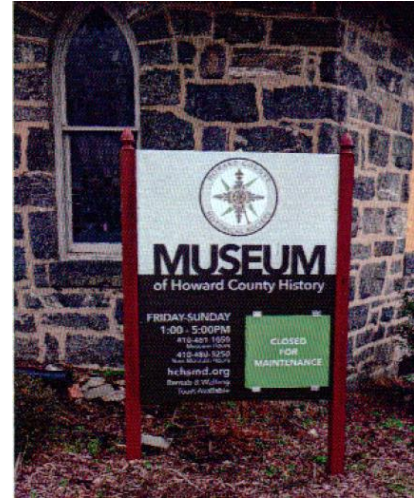


Figure 6 - Image from current application showing existing sign.

**Scope of Work:** The Applicant proposes to install one freestanding sign, to be 18 inches high, by 32 inches wide for a total of 4 square feet. The background of the sign will be off-white and there will be lavender text and border. The sign will be a cast aluminum sign on a 7-foot aluminum pole. The sign will be located in front of the solid portion of wall, shown in Figures 7 and 8, and will not be in front of the window. The sign is a historical marker commemorating the leading Ellicott City suffragist who lived on Main Street.

The sign will read on 7 lines:  
VOTES FOR WOMEN  
LAURA BYRNE 1855-1938  
ELLCOTT CITY SUFFRAGIST  
LED LOCAL CAMPAIGN AS  
PRESIDENT OF HOWARD COUNTY  
JUST GOVERNMENT LEAGUE.  
WILLIAM G. POMEROY FOUNDATION 2020

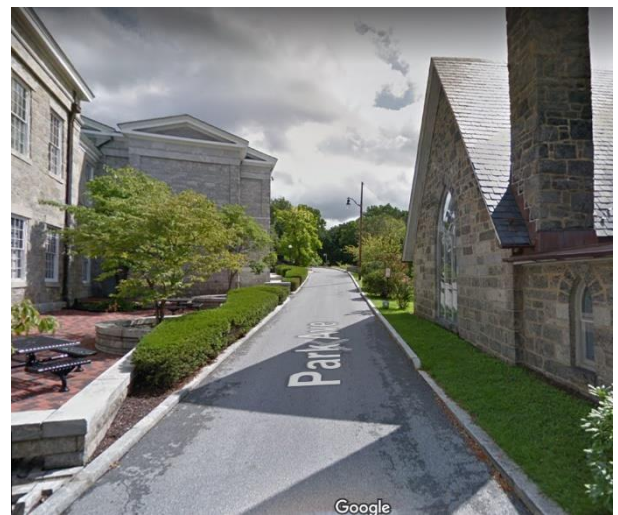


Figure 7 - Location of proposed sign on right side.

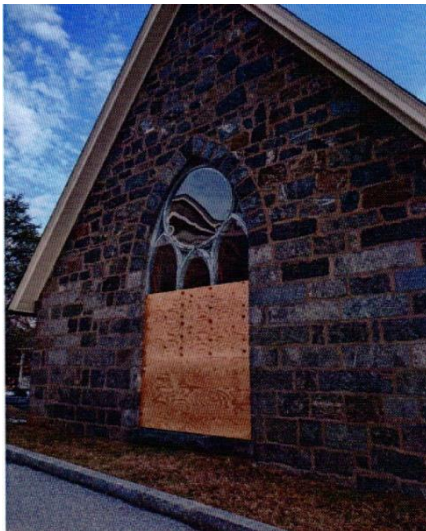


Figure 8 - Sign to be located in front of solid portion of wall, not window.

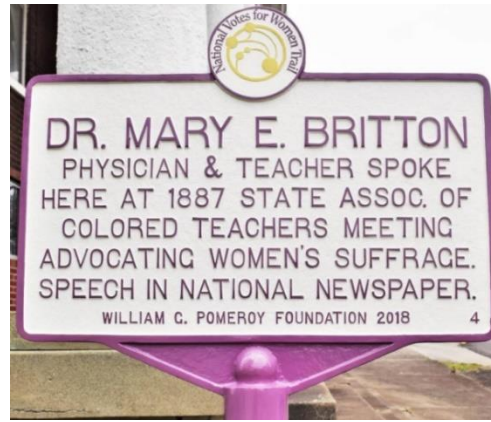


Figure 9 - Example of Pomeroy Foundation Women's Suffrage marker. Please note this text does not represent the proposed sign, just the style, design and color.

## HPC Review Criteria and Recommendations:

### Chapter 11.D: Signs; Traffic, Directional and Other Public Signage

#### 1) Chapter 11.D recommends:

- a. "Use directional and informational signs conservatively, in locations that will maximize their effectiveness. Limit the number of freestanding poles to minimize streetscape clutter."
- b. "Design signs of a particular type (e.g., all street name signs or all signs directing visitors to parking areas or public buildings) with a consistent style, lettering, size, color and logo."
- c. "When possible, mount signs on existing poles, or poles of a traditional design and material."

The proposed information/historical sign will be similar to the historic building plaques in design, but will not match in material and color as the historic building plaques are bronze. This appears to be the only sign of this design and style in the District. While the purple/lavender tones are unusual for signs in the district, the colors will be complimentary to the blue tones in the granite stone on the museum building.

The sign will not utilize an existing pole, but will be installed on its own 7 foot pole, which will match the sign in color and material. The area proposed for the signage does not contain any other signs.

**Staff Recommendation to the HPC:** Staff recommends the HPC determine if the application complies with the Guidelines, and approve, modify or deny accordingly.

**Testimony:** Mr. Shad swore in Shawn Gladden. Mr. Shad asked if Mr. Gladden had any comments on the staff report. Mr. Gladden clarified he was representing the Howard County Historical Society. Ms. Zoren asked why the sign pole was 7 feet tall and whether it was intended for pedestrian or vehicular traffic. Mr. Gladden did not know why the pole was 7 feet tall, but explained they were awarded the sign from the Pomeroy Foundation and the specs are from the Pomeroy Foundation so all of their historical marker signs have the same format throughout the country.

Mr. Gladden explained that they originally wanted this sign to be installed on Main Street where Ms. Byrne lived, but the location will work well outside the Museum of History, next to the new Children's Museum, as part of their interpretative programming. Mr. Roth expressed concern with the location of the sign, which was not directly tied to this location and the potential for future unrelated signs at this location. He did not find the location complied with the Guidelines. Mr. Reich thought adjacent to the courthouse with the suffrage movement is an appropriate location.

The Commission discussed the existing Historical Society sign and Mr. Gladden said he would submit a retroactive application for that sign.

Ms. Tennor said the Pomeroy Foundation website has a lot of historic figures and signs. She said the color of the cast plaques for suffragists are designated by the Pomeroy Foundation to be the lilac color, but asked if the pole color could be modified. Mr. Gladden did not think the pole had to be lilac and the Commission discussed options, such as a black pole which is commonly used in Ellicott City.

**Motion:** Mr. Reich moved to approve as submitted with a black pole instead of lilac. The Commission will approve conditional on the approval of the other Historic Society Museum sign. Ms. Tennor seconded. Mr. Roth opposed based on the Guidelines because of the proposed location of the sign. The motion was approved 4 to 1.

#### **HPC-21-07 – 3725 Park Avenue/8324 Court Avenue, Ellicott City**

Applicant: Shawn Gladden, Howard County Historical Society

**Request:** The Applicant, Shawn Gladden, requests a Certificate of Approval to install a sign at 3725 Park Avenue (aka 8324 Court Avenue as the building fronts both streets), Ellicott City.

**Background and Site Description:** This property is located in the Ellicott City Historic District. This building is listed in the Howard County Historic Sites Inventory as HO-285, the Weir House/Ellicott's Second School Building and is dated to circa 1812.

**Scope of Work:** The Applicant proposes to install one freestanding post and panel style sign, to be located in the front yard between the two museums. The sign was designed to replicate the sign in front of the Museum of Howard County History next door at 8328 Court Avenue (as noted in HPC-21-06, the museum sign at 8328 Court Avenue has not been approved). The sign will stand approximately 8 feet back in the grass from the roadway. The color scheme is designed to match the logo designed for the upcoming EC 250 commemoration.

The sign maker summarized the construction for the sign to include: "The sign material is 3mm Dibond with a digitally printed graphic. That panel will be mounted to a 3/4" wood panel that stands between two wooden posts. The posts are 3.5" x 3.5" and the posts are 6 foot high. The sign itself is 48 inches wide by 60 inches high."

The Applicant indicated via email that the sign will be temporary until the museum opens in April 2022, and they are designing a permanent sign that will replace this one, next year.



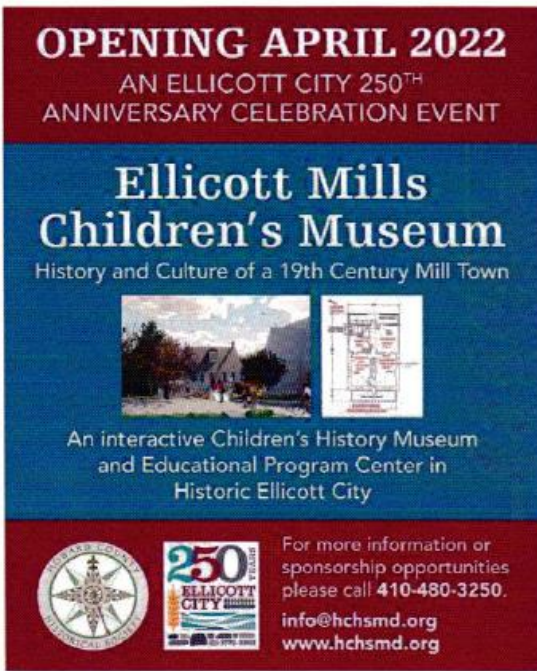


Figure 10 - Proposed sign.



Figure 11 - Proposed sign location between buildings.

#### HPC Review Criteria and Recommendations:

##### Chapter 11.A: Signs; General Guidelines

###### 1) Chapter 11.A recommends:

- a. "Use simple, legible words and graphics."
- b. "Keep letters to a minimum and the message brief and to the point."
- c. "Emphasize the identification of the establishment, rather than an advertising message on the face of the sign."

The proposed sign does not comply with the above recommendations. The sign is divided into three horizontal sections and each has a significant amount of text.

The middle panel announces the name of the building, with a tagline, two graphics and an additional description below it. The graphics appear to be a photo of the front of the building and possibly a floor plan, but it is not discernable.

The bottom panel contains two logos, one of the Historical Society and the other for EC 250 and then contains text advertising sponsorship opportunities.

###### 2) Chapter 11.A recommends:

- a. "Use a minimum number of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade."
- b. "Use historically appropriate materials such as wood or iron for signs and supporting hardware. Select hardware that blends with the style of the sign and is neither flimsy nor excessively bulky."



The application generally complies with the recommendation to use a minimum number of colors, generally no more than three as the main sign colors are red, blue and white. Additional sign colors are visible in the logos found in the third panel.

The sign posts will be wood, which complies with the Guidelines, but the primary sign material is wood, covered by Dibond graphic.

**Chapter 11.B.5: Signs; Commercial Buildings, Freestanding Signs**

- 3) *Chapter 11.B.5 recommends, "to respect the pedestrian scale, limit the size of a freestanding sign to four to six square feet in area."*

The proposed sign exceeds the recommended limit, as it will be 22 square feet.

**Staff Recommendation to the HPC:** Staff recommends the HPC determine if the application complies with the Guidelines and approve, modify or deny accordingly.

**Testimony:** Mr. Gladden was already sworn in. Ms. Zoren said she was concerned with the overall square footage being so large and not adhering to the Guidelines, even though the sign would be temporary. She explained the sign has a lot of words, more than the Guidelines recommend. Ms. Zoren discussed the Guideline recommendation for freestanding signs to be 4 to 6 square feet. Mr. Taylor cited page 85 from the Guidelines, about freestanding signs required to have at least 40 linear feet of frontage and said a permit was also needed from the Department of Inspections, Licenses and Permits.

Ms. Tennor said it was more of a project sign, promoting something from a commercial standpoint. She said the sign would benefit from eliminating some of the subtext and keeping the important information like the opening date, the Children's Museum name and the sponsors. She suggested removing the architectural building plan because it was difficult to see.

Mr. Gladden explained there is a lot of verbiage on the sign because it was supposed to advertise the opening of the school museum and the EC250 event. He explained there is a lot of pedestrian traffic that will see the sign. He explained the EC250 celebration was going to kick-off from this building. Mr. Gladden said the permanent sign will be scaled back, in keeping to the time period with just the Children's Museum name.

Mr. Roth said the sign should be reworked to follow the Guidelines and currently has too much information and is an advertising message.

Mr. Taylor asked the Applicant if he wanted to amend the application to Advisory and Mr. Gladden agreed. He asked for advice on redesigning the size of the sign. Mr. Taylor said staff can assist with the Guideline recommendations that would apply to the sign. Ms. Holmes asked for additional feedback from the Commission.

Mr. Gladden said he is also on the EC250 committee and they are trying to figure out how to market that event as well and though they could combine it with this sign. He understands the EC250 advertising might not work on this sign and he would work with staff on the redesign.

The Commission discussed temporary signs, the relevance and size. Mr. Roth referenced the Guidelines regarding banners for a grand opening of an establishment or event, which he found pertinent to the opening of the Children's Museum. The Commission suggested Mr. Gladden work with Staff to scale the sign down and scale back the content to meet more of the requirements. Ms. Burgess asked for the

Commission's feedback on the size of the sign. Mr. Taylor provided relevant background from previous approvals referenced some of the storefront murals that have been mounted on Main Street, which were contingent on being permanent. He said there has been flexibility when the signs are temporary in nature, and not mounted to a historic building that might cause damage.

**Motion:** There was no motion, as the case was amended to Advisory Comments.

**HPC-21-08 – 9140 Washington Street, Savage, HO-219**

Applicant: Karen Pitsley

**Request:** The Applicant, Karen Pitsley, requests Advisory Comments for the site development plan triggered by the building alterations at 9140 Washington Street, Savage.

**Background and Site Description:** This building is listed on the Howard County Historic Sites Inventory as HO-219, Masonic Hall/Solomon's Lodge. The building is also located in the Savage National Register District (HO-42), although it is not a local historic district. The Inventory form indicates the building dates to 1897.

The original windows, as described and shown in the Inventory form, were double hung 4:4 lights. The Inventory form provides the following summary on the building and its history:

“The Masonic Hall stands at the northwest corner of Washington and Fair Streets facing west. It is a three-bay wide, five bay deep, two story high, gabled roof (running east-west) brick structure with square brick exterior chimneys, whose tops are decorated with corbeled brick belt courses set into each side of its north and south elevations.

The building is Italianate in style with its scrolled, coupled brackets along the overhanging eaves, its round-headed windows with elaborate arched brick hood moldings and decorative horizontal brick belt courses. Entrances are located in the north bay of the west wall and the second east bay of the south wall. Circular windows are inset into the "A" of the gabled roof decorated with lintels similar to those decorating windows and entrances.

Constructed in 1897 by the Savage Manufacturing Company to serve the social needs of the Savage Mill Village, it served as a community hall, hosting various dinners and gatherings of various kinds. For years Solomon's Lodge No. 12 rented the second floor as a Masonic Temple Room and circa 1950, after the sale of the Savage Mill to Mr. Winer, bought the property. In 1971 a general renovation of the Temple Room was undertaken in memory of the late State Senator, Dr. Frank Shipley, who served for many years as company doctor for the Savage Mill.”



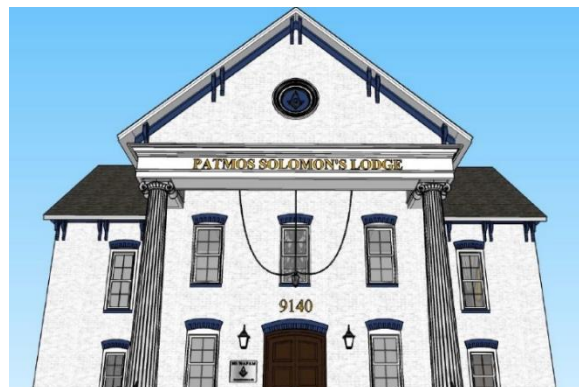
**Figure 12 - Existing conditions on the corner of Washington and Fair Street. Photo from application form.**



**Figure 13 – Photo circa 1977 from HO-219 Inventory form. View from Washington Street**



**Figure 14 - Existing conditions, front facade at Fair Street. Photo from application form.**



**Figure 15 - Proposed addition on Washington Street, changing the front orientation of the building.**

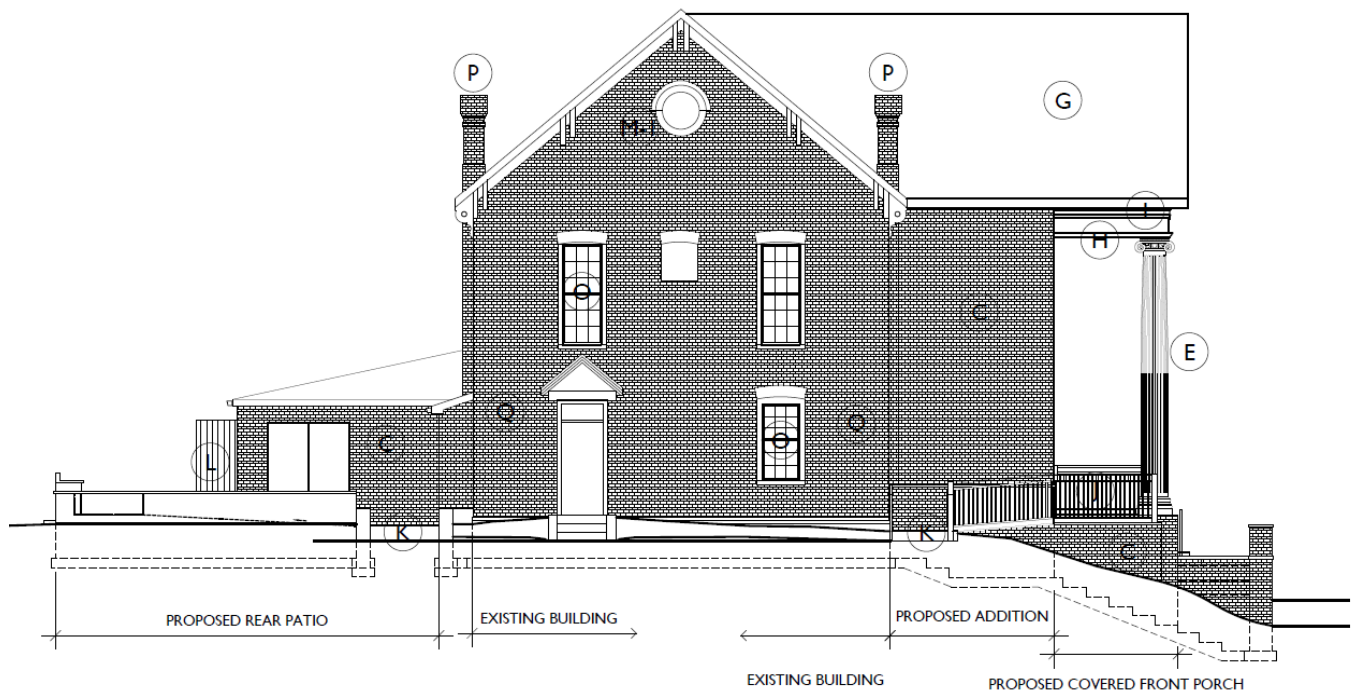


Figure 16 - West elevation, Fair Street



Figure 17 - South Elevation, Washington Street



**Scope of Work:** The Applicant proposes exterior alterations/additions that have triggered a site development plan, thus requiring Advisory Comments from the Commission. The proposed alterations include reorienting the front of the building from Fair Street to Washington Street through the addition of a large gabled portico on Washington Street. The portico will contain a ramp, two sets of stairs, Ionic capitals on the columns, ornate entablature and a set of double doors. The pediment above the entablature will be smaller and less bulky than the entablature and will utilize the same bracket detail on the existing building. The portico will sit within the area between chimney stacks. The windows, which have been filled in or altered to 1:1, will be replaced with a 9:9 pattern.

#### **HPC Review Criteria and Recommendations:**

##### ***Secretary of the Interior Standards for Rehabilitation***

*Standard 2 – “The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property shall be avoided.”*

*Standard 3 – “Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.”*

*Standard 6 – “Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.”*

*Standard 9 – “New additions, exterior alterations, or related new construction shall not destroy historic materials, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”*

This application is before the Commission for Advisory Comments. Overall, the proposed addition and alterations, specifically the addition of the large portico and the changes on the windows from a historic 4:4 light pattern to a 9:9 pattern, do not comply with the Secretary of the Interior Standards for Rehabilitation. The alterations change the overall orientation, aesthetic and character of the building. The application references a platform on the Washington Street side of the building that was visible in a 1977 Inventory photo. This platform leads to the current front door. However, there does not appear to be any other information on this platform or potential former porch. The proposed addition (portico, pediment, columns and capitals) is not based on historical evidence, other than the knowledge of the platform that exists on the Washington Street side of the building. The County Architectural Historian would be interested to further document the building and update the Inventory form prior to construction taking place.

The addition of the ramps will support ADA accessibility. While the portico does not appear historically appropriate, it does nicely integrate the ramps into the design of the building.

**Staff Recommendation to the HPC:** Staff recommends the HPC provide advice on the proposed addition and recommends the HPC encourage the applicant to allow the County Architectural Historian an opportunity to document the building prior to construction.

**Testimony:** Mr. Shad swore in Karen Pitsley, Nicole Butcher and Anthony Peake. Ms. Butcher presented the project and said they were creating an addition and renovation to the building for ADA accessibility and wanted to integrate a ramp into the front of the building on Washington Street. She explained that they took into consideration the window recommendation and will be doing the 4 over 4 light windows.

Mr. Reich discussed the historical orientation of the building. Ms. Pitsley said in 1897 Washington Street was the main entrance when it was a schoolhouse and it had a front porch, but she was not aware of the date when the porch was abandoned. Mr. Reich said the difference between the addition and the historic part of the building should be clear, and the addition should not overpower the historic part, but at the same time they should look compatible. Mr. Reich asked if it was all meant to look historic. Ms. Butcher said the project will reuse the brackets from the Washington Street side, which are being removed because of the addition. They are using painted brick for the addition, which will be similar to the historic brick, but not an exact match.

Mr. Reich discussed the ionic capitals and columns. Mr. Peake said that the ionic capitals and columns are a representation of King Solomon's temple so it was related to the Masonics. He said the columns also support the roof to accommodate a covered porch for the ADA ramp. He explained the progression of the design of the ramps as they researched ADA compliance and the clearances needed. Mr. Peake said he was not able to find a picture prior to 1977 to see what the porch would have looked like. The picture from 1977 shows the remnants of a porch foundation.

Mr. Reich said that overall it was a good solution by matching the slope of the roof, trying to match the details by reusing the corbels, and incorporating the ADA ramp. Mr. Reich stated the columns look like they should be doubled up because the porch span looks wide. Mr. Reich said the ionic columns should be made out of wood or a composite material and have true entasis and not just the standard straight and tapered. Mr. Peake said the columns may be a larger diameter to improve the scale.

Mr. Roth said the building is an intact Italianate building from the late 1800s and recommended against adding the portico with columns, which are not of the same architectural style as the historic building. He agreed with moving the main front to Washington Street, but suggested they add a porch for the ramp in the same scale as the original porch and Italianate in style, instead of the overwhelmingly large gable and portico. He recommended they work with the current style of the building. Mr. Roth noted that the mass of the addition was nearly as big as the original building.

Ms. Zoren agreed with the previous comments and approved of the change to use 4 over 4 light windows. Ms. Zoren referenced the Secretary of the Interior Standards and said that an addition shouldn't overpower the existing structure and should look like an addition. She said the scale of the new front porch is going to overpower this building. She said the Commission does not like to see original historic features masked; in looking at Washington Street there are two brick chimneys that are symmetrical on that façade, but the addition and portico hide those original features. She suggested considering a one-story porch, which would fit better and allow the original features to show and maintain the simple lines of the building. Ms. Zoren said the gable is out of place. She encouraged the Applicant to research columns on Italianate buildings, which are typically square with brackets holding up a single-story porch. She suggested making the addition and the porch smaller. She said that where the portico ridge line hits the main roof ridge line should be smaller and more subservient to the main roof form. Even a small reduction in size would help the chimneys be seen and help the main architecture of the building be respected. She agreed that reorienting the building entrance makes sense.

Ms. Tennor agreed with the other Commissioners, noting the Greek revival portico on the Italianate style building changes the historic character of the building. She suggested making the portico a smaller Italianate style, showcasing the chimney and the brackets to be more in keeping with the historic character of the building.

Mr. Shad recommended scaling the addition down a third in size and to consider a one or one and half story porch addition, so it does not take away from the rest of the building and look like an original historic design. He agreed the chimneys were lost with this size of addition.

The Applicants agreed that the County's architectural historian could inventory the building in advance of the alterations.

**Motion:** There was no motion as the application was for Advisory Comments.

## **OTHER BUSINESS**

1. Section 106 Review – Additional Information on EBI Project #6121000270, Turf Valley - Waverly Woods, 2179 Warwick Way (Lot A-1), Marriottsville, Howard County, Maryland.

The Commission considered the response letter and discussed the new information provided. The Commission determined the images in the response were misleading because of the height of a mature hardwood compared to a 135-foot tower. The photos provided were inaccurate and not realistic for the existing setting. The Commission noted all of the photos provided were taken in the season where all the leaves were still on the trees and not in the winter where the lack of evergreen or buffers would make that tower visible. The Commission determined their original comment that the tower would have an adverse effect on Waverly Mansion was still accurate and they request further mitigation be considered, such as relocating the tower further away from the historic setting, a reduction in height or some other mitigation take place to preserve the historic setting and viewshed of the Waverly Mansion.

Ms. Tennor requested adding the Pratt Bridge to the next monthly meeting so that the Commission can discuss the project. It will be added to the April 1, 2021 meeting agenda.

Mr. Shad moved to adjourn the meeting at 8:58 pm. Mr. Reich seconded. The motion was unanimously approved.

\*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

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Allan Shad, Chair

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Beth Burgess, Executive Secretary

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Samantha Holmes, Preservation Planner